

**MARLBORO TOWNSHIP PLANNING BOARD**

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**MAY 21, 2008**

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**THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN LARRY JOSEPHS AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 8:00P.M.**

**MR. JOSEPHS READ THE MEETING NOTICE, A ADEQUATE NOTICE PURSUANT TO THE OPEN PUBLIC MEETING ACT OF 1977 HAS BEEN GIVEN OF THIS MEETING BY PUBLICATION IN THE ASBURY PARK PRESS, AND BY POSTING IN THE MUNICIPAL BUILDING IN THE TOWNSHIP OF MARLBORO AND FILED IN THE TOWNSHIP CLERK'S OFFICE.**

**ROLL CALL**

**PRESENT ... MR. BARENBURG, MR. BERGH, MR. GUPTA, MR. JOSHI  
MR. HUSAIN (ARR. 8:15), MR. JOSEPHS, COUNCILMAN  
LA ROCCA, MAYOR HORNIK (ARR. 8:10), MR. POLLAK**

**ABSENT... MS. FERNANDEZ**

**PROFESSIONALS PRESENT... MR. PETERS, MR. CRAMER, MS. FLOR,  
MR. HERBERT**

**SALUTE THE FLAG**

**CITIZENS VOICE**

No one from the public spoke.

A motion to approve/amend the minutes of April 16, 2008 was offered by Mr. Pollak, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Mr. Josephs, Councilman LaRocca, Mr. Pollak.

**P.B. 1012-08 TEMPLE RODEPH TORAH – MEMORIALIZATION OF RESOLUTION  
FOR A WAIVER OF SITE PLAN APPROVAL TO MOVE A PLAYGROUND**

A motion in the affirmative was offered by Mr. Bergh, seconded by Councilman LaRocca. In favor: Mr. Barenburg, Mr. Bergh, Mr. Gupta, Mr. Joshi, Mr. Josephs, Councilman LaRocca, Mr. Pollak.

**P.B. 1015-08 FREDERICK DIGIOANNI – MINOR SUBDIVISION**

Sal Alfieri, Esq. represented the applicant. This application is to subdivide 2,292 sf. from Block 268 Lot 49.03, which is owned by Michael and Isabella Meerzon, and add the area to Block 268

Lot 49.04, which is owned by Fred and Lillian DiGiovanni. This will result in two reconfigured lots. The DiGiovannis will own and occupy proposed Lot 49.15 which will be 28,821 sq.ft. The 2,341 sq ft. parcel is currently cleared and contains several stone walls and lights that encroach from the DiGiovanni property. Both lots are in the R-20 residential zone and contain existing residential dwellings and have frontage on Okun Court.

There are no variances/waivers required for this application. The applicant will obtain all pool permits, fence permits and whatever else is required.

The applicant agreed to comply with all the requests from the Board and the Board professionals.

They agreed to place three concrete monuments on the new property line to show the adjustment and to show where the property line is. The neighboring property affected will send a letter of consent as part of this application.

A motion in the affirmative was offered by Mr. Joshi, seconded by Mr. Pollak. In favor: Mr. Barenburg, Mr. Bergh, Mr. Gupta, Mr. Joshi, Mr., Josephs, Councilman LaRocca, Mr. Pollak, Mayor Hornik.

**P.B. 970-06 WILDFLOWER/ORLEANS HOME BUILDERS – CONTINUED PUBLIC HEARING – PRELIMINARY & FINAL MAJOR SUBDIVISION - PRELIMINARY & FINAL SITE PLAN APPROVAL**

Ken Pape, Esq. represented the applicant. They are proposing to subdivide the site into 168 building lots for age restricted single family detached dwellings and 2 multi family structures containing 50 affordable non age restricted dwelling units. They are also proposing a 6,054 sq.ft. clubhouse.

Mr. Josephs said the biggest concern of the Board has to do with the COAH component, the apartment buildings. The Board is concerned how these building will be managed.

The other concern is the construction, there is a requirement on these types of structures for double exposure in each unit. There needs to be more than one facing. A building of this size must have more than one way in and out.

There is also several public safety concerns. Mr. Borden, Fire inspector has concerns with the roadway width.

No information has been submitted concerning safety issues within the buildings, such as sprinklers or any other ability to access those buildings. Also a building with four stories must have elevators for handicapped access and for elderly access.

The Board also wants to make sure that they clearly understand the RCA contributions and want to understand the timeline to build the affordable units along with the market rate units.

Mr. Pape said the applicant is prepared to discuss the emergency access issues.

Gary Vecchio, P.E. was reminded that he was previously sworn in at the last meeting. His first discussion pertained to the drainage. There will be five stormwater ponds, the smaller portion of the site has one pond and the larger portion has four ponds. Exhibit A-14 showing existing drainage area conditions was entered into evidence. Entered as A-15 was the proposed drainage area conditions.

Basically the drainage goes into the stormwater detention ponds, which conform to the NJDEP regulations. They were able to preserve the existing drainage patterns, capture the drainage waters from each basin and provide a stormwater collection system. This allowed them the ability to minimize the disturbance to the site.

The water is collected within the roads that have a series of catch basins.. It then enters into the stormwater ponds. These are permanent basins and will always hold water.. The Best Management Practice by the NJDEP requires 3 feet of water. The applicant is proposing 5 feet of water so they don't dry out in the summer. This collection system will be maintained by the Association that runs the community.

Performance and Maintenance Bonds will be put in place to protect surrounding residents from flooding if this systems fails.

Ernie Peters, P.E. for the Board said the Best Management guidelines were issued for a reason. He believes that wet ponds function better the larger they are. . He said they should attempt to maximize the size or limit the number as it relates to this property which as a number of drainage areas.

Relating to the dry wells, Mr. Vecchio indicated that they've met the infiltration requirements of Marlboro and the DEP. He is not quite sure it meets the intent of the law; having to maintain 149 or 168 stormwater management dry wells on individual 500 sq.ft. lots in a senior market creates homeowners association could become a nightmare for the Council because at some point someone is going to say why did you build these things in my front or backyard and they are a pain to maintain.

Mayor Hornik said drainage is a big issue in town and many people are suffering because of it. He feels the town should be using the Best Management Practices on all applications that come before the Board.

Larry Josephs said the town has a responsibility to the neighbors and the residents not to allow water to inundate their properties and flood their basements

Joshua Pollak asked if there is anything in place for mosquito management

Gary Vecchio said that after speaking with the Mosquito Commission they prefer ponds with a depth of five feet. The mosquitoes like shallow water. Aerators will also be put in the ponds to

circulate the water.

Ken Pape said the applicant's presentation of the drainage system as designed is on the record. They will continue to meet with the Board's professionals to explore alternatives and come up with some revisions that are responsive to the Board's concerns.

Gary Vecchio discussed the buffer requirements. The site is wooded and they tried to preserve the existing vegetation where possible. The limit of disturbance was at the 15 ft. buffer area line. Where there is existing vegetation they tried to plant proposed vegetation to supplement any holes in the existing landscaping. Going North towards the two building areas, they have a 15ft. buffer of landscaping that that will have to plant. Along Route 79 there is 100 ft. of landscape buffer. Along Church Lane they will be preserving 15 ft. of existing vegetation .

The roadway is being designed according to the RSIS. They are providing a 30ft. roadway, sidewalks on both sides throughout the development and granite curbing.

John Borden, Fire Inspector has requested his preference for parking to be limited to one side. This is acceptable to the applicant.

David Horner –Traffic Engineer said he reviewed the plan and Mr. Borden's concerns with parking and access to the building in the event of a fire emergency. He is in agreement with the 18ft. wide path for emergency vehicles around the building.

#### PUBLIC HEARING OPENED

The following residents spoke: Patricia Korbiak, Harry Anderson, Tim Tierney

This application is being carried to a Special meeting on June 16, 2008 at 8:00 P.M. in Town Hall, without further notice.

A motion to adjourn was offered by Mr. Pollak, seconded by Mr. Bergh. One vote was cast.

Respectfully submitted

Donna Pignatelli